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STANNARD  
HOMES



THE COCO

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# The Coco

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Step through elegant, double glass doors to discover a home of timeless, inspired design. From the understated grandeur of the hallway, a formal lounge leads off, and the passage sweeps onward past a staircase with stylish balustrading, and into the large, free form living area.

There's an effortlessly graceful tone as the space flows for connected, contemporary living, with the kitchen overlooking dining and family areas that open up to a large, airy alfresco, complete with an integrated BBQ area. The exceptionally finished kitchen is expansive, and its scullery provides

ample storage out of sight, perfect for the largest of dinner parties. A guest powder room is cleverly tucked away for privacy.

Discretely located in its own wing, the generous and sophisticated master suite offers sheer luxury with a sizeable ensuite and walk-in robe. A feature staircase leads up to three bedrooms, an elegant bathroom, and a study nook. The home's dedication to understated luxury is further evidenced within the upper floor's design to include a family living area with kitchenette and double door access to a balcony.



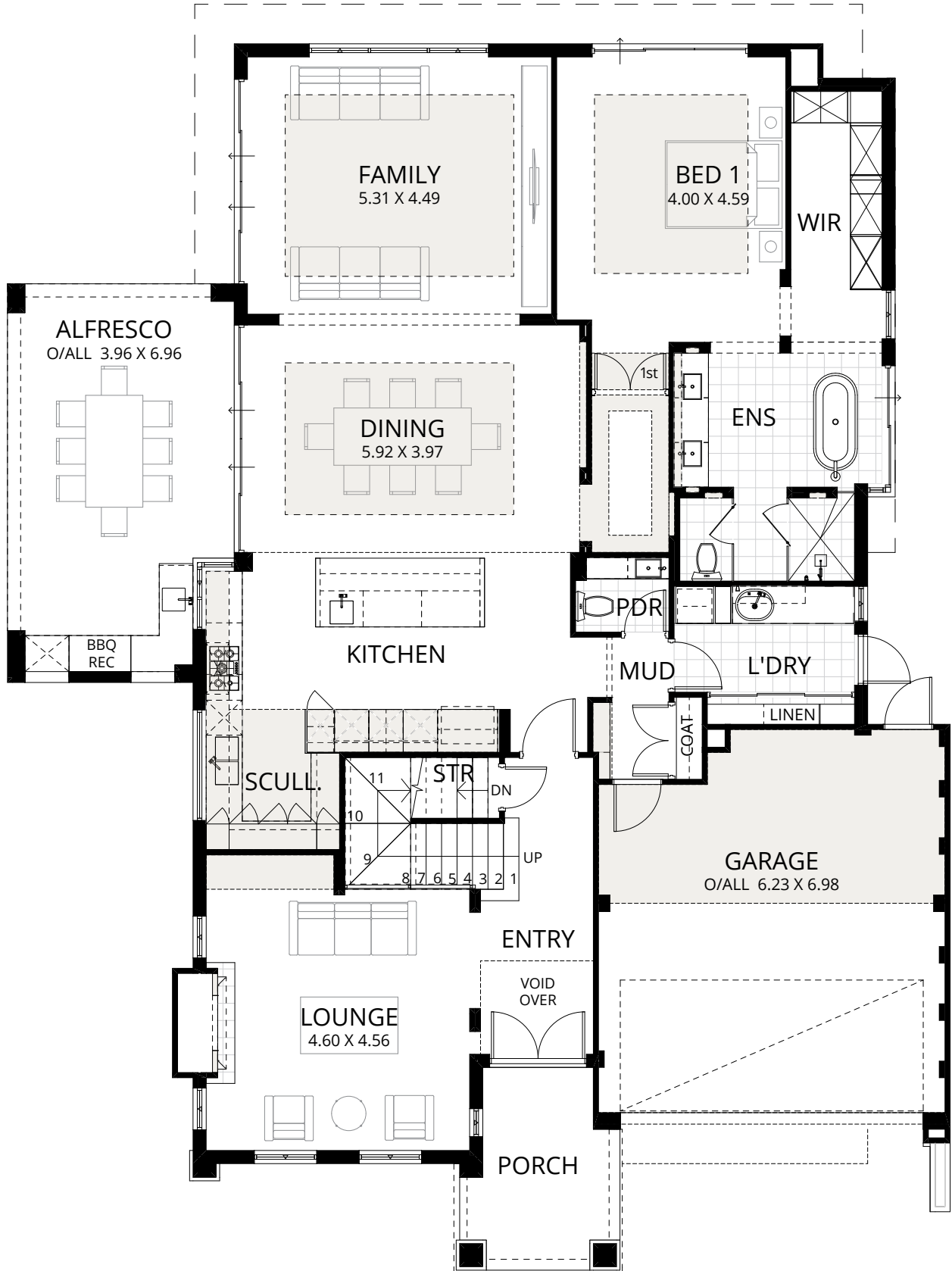
Sophistication,  
class and  
enduring style.



# Ground Floor

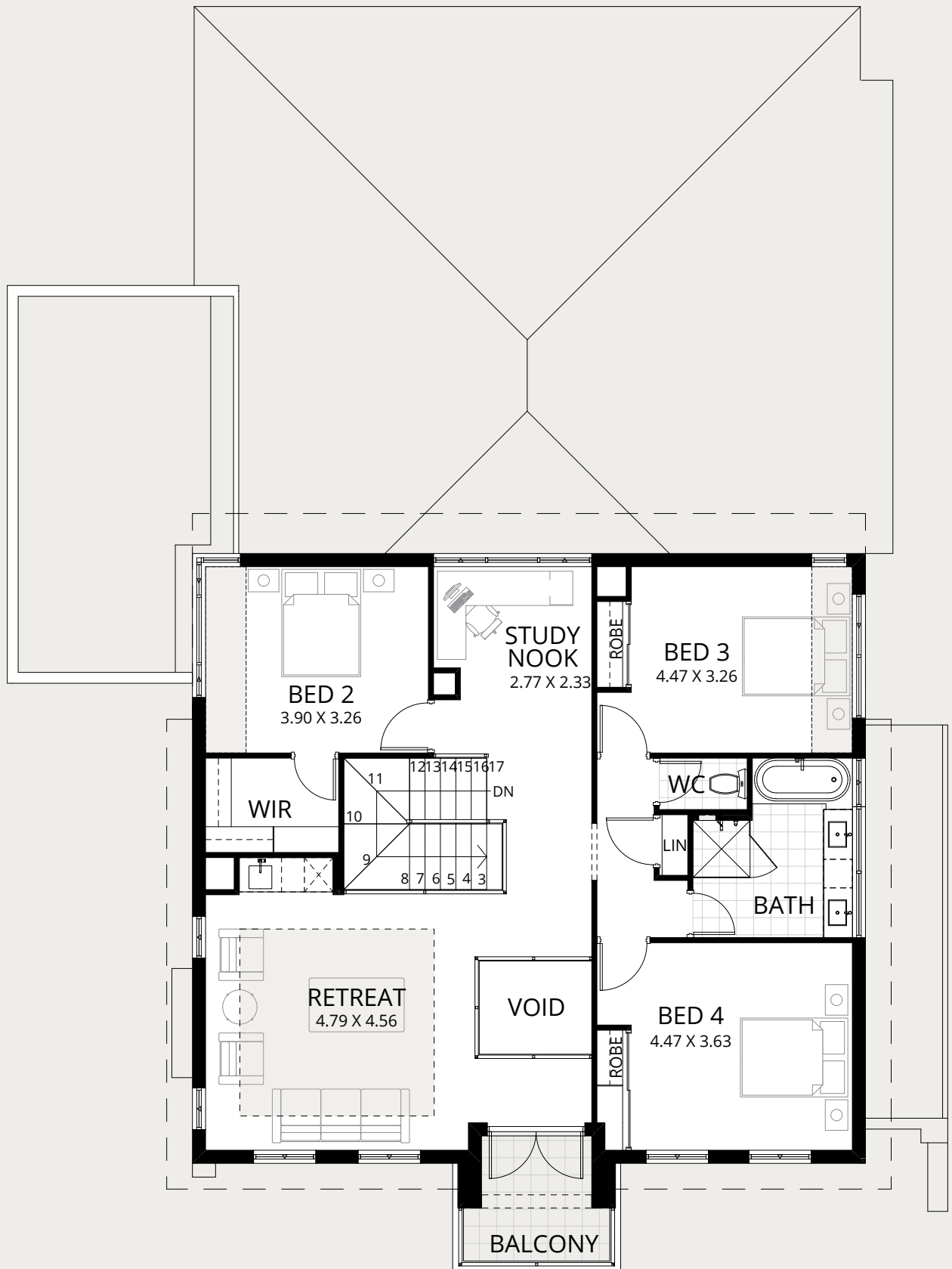
SUITS MINIMUM BLOCK WIDTH OF 15m

Ground Floor	266.04m <sup>2</sup>
Upper Floor (incl. void and stairs)	131.28m <sup>2</sup>
<b>GRAND TOTAL</b>	<b>397.32m<sup>2</sup></b>



# Upper Floor

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# Display Specification

## Key Features

- Fixed price HIA contract
- Housing Indemnity Insurance
- 120 days maintenance period
- Lifetime structural warranty\*
- All standard Shire and Metropolitan Water Board fees
- Contour site survey plan and re-peg by a qualified surveyor
- Interior house clean and site clean
- Draught and weather seal to external doors
- Earth leakage circuit breaker
- Temperature reduction valve
- Hard wired smoke detector alarms as required
- Standard engineer designed concrete details
- Smart wiring starter pack
- BCA compliant energy rating
- Anti-termite protection
- Full working drawings
- Dedicated liaison officer during construction
- Session with an Interior decorator
- Ducted reverse cycle air conditioning

## External

- Stunning elevation including awning windows, tiled Balcony with wrought iron balustrade and feature precast mouldings
- Double clay brick construction throughout
- Acrylic Texture render with 2c face brick to inside of Garage
- Cream mortar rolled joints to face brick
- Double Garage with auto Colorbond sectional door with 3 remotes and concrete hardstand
- Plasterboard lining to garage ceiling
- Bristle Planum tiles to main roof and flat colorbond sheeting to the Garage & Alfresco
- Feature hardgroove ceiling lining to Alfresco and Balcony (where shown)
- Jason aluminium window and door frames
- Breeze locks to sliding windows
- Flyscreens to all opening windows and sliding aluminium doors
- Brick paving to the Alfresco, Porch, path and double driveway up to 6m long
- Two external garden taps
- H2 treated timber to roof frame
- R4.0 Insulation batts to house and garage
- Quarter round Colorbond slotted gutters and fascia throughout
- 5 Star 160 L gas storage hot water unit
- 10m of sewer run allowance past the last fixture
- 10m of water run allowance past the last fixture

## Internal

- 32 course ceilings to ground floor with 35 course ceilings to Dining, Family and Master and 31 course ceilings to first floor generally unless otherwise noted or required
- Sunken storage room under stairs with feature glazed door (wine racks not included)
- Massive double bedrooms with built-in or walk-in robes.
- Feature coffered ceilings to Retreat, Dining, Family, Master and Master hallway
- Stunning clear glazed feature 2340mm high entry and balcony double doors
- Trilock Omni handle to Entry
- 2340 high internal feature doors throughout (unless otherwise noted) with black Gainsborough lever handles
- Whitecote glass sliding linen cupboard to Ground Floor with mirror sliding doors to other robes
- 16mm melamine shelving with painted fascia to all robes and linen cupboards
- Tempo modern cornice throughout internally
- 140mm MDF painted skirtings throughout (Except to wet areas, robes, linen, stairs etc.)
- Feature wrought iron balustrade with timber handrail to staircase
- Full painting, including internal walls
- Light and double power points to each room with Clipsal Black Iconic cover plates
- Protective metal corner beading to all internal traffic areas

## Kitchen

- Feature drop ceiling
- Miele 900w gas cook top
- Two Miele stainless steel multi function 600mm ovens and one Miele microwave with warming drawer below
- Miele concealed flush mounted rangehood to overhead cupboards
- Designer handles to the Kitchen cabinets (where shown)
- Vinylwrap kitchen cupboard doors and drawer fronts
- Soft closers to Kitchen cupboard doors and drawers
- Overhead cupboards above the hotplate and window and above oven stacks and fridge recess
- Laminated cupboards to the back of the kitchen island bench with feature panels
- Laminated pantry with shelves
- Bin cupboard with Lincoln Sentry 2 x 29L double bin
- Dishwasher with integrated door matching cupboards
- Solid surface Caesarstone benchtop ("Super Natural" range) with 20mm edge to Kitchen/Scullery and 80mm edging to island cupboard including waterfall ends
- Stainless steel single under mounted sink and designer mixer tap to island bench
- Under mounted stainless steel double sink and designer mixer tap in Scullery
- Glass splash back to Kitchen area
- Banks of drawers to Kitchen and Scullery cupboards

## Ensuite/Bathroom/Laundry

- China vanity basins as shown to wet areas
- Whitekote Sliding double door linen adjacent to Laundry
- ABS edging to vanity and laundry standard laminate cupboard doors on tiled hob
- Designer handles to the Laundry cabinets
- Ceramic inset trough and solid surface Caesarstone top to Laundry
- Overhead cupboards to Laundry
- Hamper drawer and laminated open stack to suit washing machine and dryer to Laundry
- Caesarstone tops to Bathroom, Ensuite and Powder (where shown)
- Soft closers to all vanity and Laundry cupboard doors and drawers
- Black metal double towel rail to Ensuite
- Black metal double towel rail to the Bathroom with towel ring to Powder (where shown)
- Black metal toilet roll holders to Ensuite, WC and Powder 1 (where shown)
- Quality black mixer tapware throughout including shower roses on rails to both showers
- Clear glass to the Bathroom and Ensuite windows
- Free standing 1700mm bath with free standing mixer tap and spout to Ensuite
- Wall faced close coupled toilet suites with soft close seat
- Clear laminated fully frameless pivot door to Ensuite shower and obscure glazed fully frameless pivot door to the Ensuite WC
- Clear laminated semi-frameless pivot door to the Bathroom shower
- Mirrored overhead cabinets above Ensuite vanity
- Frameless polished edge mirrors with clip fixings to the Bathroom and Powder
- Jollied edge tiles as required
- 1.4m high wall tiling to Bathroom and Powder
- 1.2m high wall tiling to the Ensuite
- 2m high wall tiling to the Bathroom shower recess
- Full height wall tiling to the Ensuite shower recess and Ensuite WC
- Your choice of wall tiles at retail allowance \$60/m<sup>2</sup> (incl GST) based on 200 x 400 size ceramic tile
- Your choice of floor tiles at retail allowance \$60/m<sup>2</sup> (incl GST) based on 300 x 300 size ceramic tile to Bathroom and Laundry
- Polished porcelain floor tiles at retail allowance \$60/m<sup>2</sup> (incl GST) based on 300 x 300 size tiles to Ensuite, Ensuite WC and Powder (where shown)
- Mitered tile edges as required
- Hobless shower recess to Ensuite and Bathroom
- Chrome Bermuda floor wastes throughout
- Privacy locks to Bathroom and Powder
- Externally flumed exhaust fan to all bathrooms and WC's
- Washing machine taps and GPO to Laundry

## Items not included:

Display lighting, built-in furniture, floor coverings, window treatments, fridges, wall finishes, music system, stormwater connection, landscaping, planter boxes, barbecue and feature wall, display paving / exposed aggregate/ decking, fencing and gates, pergola, brick build-up, security, phone, TV systems, town planning and site establishment costs. \* Conditions apply.



# The Stannard Story

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Trust is a little word with a big promise – especially when you're building something as important as a beautiful new home. The Stannard team respects this always, and we build every stylish home with quality at the heart. It's been that way since Peter Stannard founded our family business in 1964. Today, with Glenn at the helm, we're a second generation builder of stunning custom homes that are all about your dreams for great living. We work with only the best tradespeople and most reputable suppliers. We'll never compromise on quality, and our specification means your new home has real, lasting value.

Our designs evolve creatively for modern lifestyles, yet we always understand what 'home' means to you. So we're proud to work with you and ensure you feel that special sense of wonder as your vision comes to life in a magnificent home.

We'd love you to visit our homes, to experience our design style, see our attention to detail, and feel the quality. All our plans can be altered to suit your block, and customised for your vision. Whatever your style, our design team would love to meet with you to help you create and personalise your beautiful new home.

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